

St. Louis Prosperity

One year ago I predicted for St. Louis a growth phenomenal in the history of American cities.

My prophecy has been more than realized.

A Word for the New Year

The advance in real estate values and growth of population of St. Louis in the coming year will be greater than ever.

The West End District Will Be Most Benefited by This Growth.

My experience in handling West End Residence and Business Property affords buyers the best service in the selection of Bargains in this the fastest-growing section of the city.

RESIDENCES

1501 Calhoun ave.; brand-new 3-room residence, exceptionally well built, has hot-water heat, hardwood floors, beamed ceilings in hall and dining room; steel grates in cellar; low plumbing and every up-to-date convenience. Price, \$2,500.

1227 Delmar ave.; modern well-built 3-room residence, has all conveniences, 10-foot boulevard; lot 15x25. Price, \$2,800.

1246 Goodfellow ave.; modern 3-room residence; has furnace, open plumbing and all conveniences; lot 25x27. Price, \$4,750.

617 Kensington ave.; the 3-room residence, has new plumbing, hardwood floors and every comfort to make a nice home; lot 21-1-1 feet front. Price, \$2,500.

401 Washington ave.; substantial and modern 3-room residence; lot 25x10 feet front. Price, \$2,000.

I deal in Real Estate and Loans exclusively—no side lines. Clients receive my personal attention and advice in the selection of property.

My Renting Department is handled in a manner to insure pleasant relations between landlords and tenants.

I make a specialty of loans on city property at current rates without delay.

Your share in the prosperity of St. Louis will be justly enhanced by dealing with me.

J. I. EPSTEIN, 610 Chestnut Street.

We Advertise Free.

We advertise liberally and at our own expense all property placed in our hands, for Sale, Lease or Rent.

MERCANTILE TRUST CO.

Our Charges.

Our charges both for selling and renting are fair and consistent with the character of service rendered. See us for rates.

MERCANTILE TRUST CO.

Sales.

The sale of Real Estate is a most important branch of our business. The great record of sales made and the large list of property entrusted to us exclusively are the best testimonials of our success.

MERCANTILE TRUST CO.

Office Buildings.

We have been highly successful in renting office buildings. We especially solicit the agency for this class of business.

MERCANTILE TRUST CO.

Your Rent Account.

We solicit your rent account, whether tenants pay \$2.00 per month or \$20,000 per annum.

MERCANTILE TRUST CO.

We Secure Tenants.

We have made a successful specialty of securing tenants for vacant property of every kind.

MERCANTILE TRUST CO.

Loans.

We give the most careful and conscientious attention to the loaning of money on real estate. Charges are reasonable. Our small commission covers every expense, and our great capital and surplus enable us to give immediate response to such applications. There are no delays and no "extra charges."

MERCANTILE TRUST CO.

Do You Want to Rent?

Persons desiring to rent property of any kind are requested to note our advertisements or call at office for list.

MERCANTILE TRUST CO.

Non-Residents.

We solicit the handling of property for non-residents, taking full charge of the property and saving the owners all annoyance.

MERCANTILE TRUST CO.

A Reliable

Real Estate Price List is a valuable reference book. See that you get one of our latest. The study of its pages is sure to be of benefit to the reader.

MERCANTILE TRUST CO.

Our Inspectors.

We employ inspectors at our own expense to see that property is not damaged while vacant and that it is kept locked and in order.

MERCANTILE TRUST CO.

Whatever

You may want in real estate—high or low priced residence, flat, business building or vacant lot—it is to your interest to consult our large and interesting list of properties for sale.

MERCANTILE TRUST CO.

It Costs Nothing

To get our advice on real estate matters. A little good advice may save you a big lot of money. Consult our real estate department.

MERCANTILE TRUST CO.

Mercantile Trust Company's

REAL ESTATE DEPARTMENT,

At the close of a most successful and satisfactory year, extends appreciative thanks to the clients who made possible the magnificent volume of business done in 1905, and wishes for them all

A Happy and Prosperous New Year

MURPHY & SCULLIN

Real Estate and Investment Co.

102 NORTH TENTH STREET

Wish You a Very

HAPPY AND PROSPEROUS NEW YEAR

What will you do when you can't get the rent? Give us the commission; it's money well spent. We have collectors who'll get it when due, and you'll get your check—nothing more to do. We are doing it for others, we can do it for you.

You Will Begin the New Year Well If You List Your Property With Us.

To Real Estate Owners

Our rent roll has more than doubled during the year. Our sales show a gratifying increase.

Our list contains much choice real estate for sale, a number of large investors having commissioned us to secure desirable property for them.

We have ample funds on hand to loan on property at current rates, and can supply investors with first-class real estate loans of our own selection.

We render expert service in appraising, conveying, placing insurance, paying taxes, etc.

Will be pleased to place ourselves in communication with you.

With Best Wishes for a Happy, Prosperous New Year.
COMMONWEALTH TRUST CO.,
BROADWAY AND OLIVE.

MATHEWS Real Estate Co.

Capital and Surplus, \$150,000.00

OUR CLIENTELE

Includes the names of many of our city's most representative citizens and those of many non-residents, of national note.

Realty Collected on Favorable Terms.

Mathews Real Estate Co.,
615 Chestnut St.

A. H. Frederick Real Estate and Financial Agent.

Rents collected promptly upon reasonable terms.
Real estate and building loans at low rates of interest.
Property appraised accurately.
Estate managed economically and satisfactorily.
Property sold quickly.
Property exchanged advantageously.

A. H. Frederick
(Formerly Pres. Board of Assessors)
608 Chestnut Street.

PROPERTY OUT OF CITY FOR SALE.

4-ROOM BRICK HOUSES
FOR
\$100 CASH AND \$17.50 PER MONTH.

In Oak Grove Heights, two blocks west of Buchanan Garden, rooms large, light and airy, brick houses, the front porch off gas, water in house, a good home for small family on easy terms.

Mr. Adams or Mr. Beck on the grounds, ask for them.

WILLIAM A. RICHARDSON,
425 Chestnut St., St. Louis, Mo.

\$250 CASH AND \$25 PER MONTH WILL BUY

ELEGANT 7-ROOM HOUSE.

Back-front, the roof, bath, water and gas, new, in Oak Grove Heights, just outside of the city limits, two blocks west of Buchanan Garden.

Ask for Mr. Adams or Mr. Beck on the grounds.

WILLIAM A. RICHARDSON,
425 Chestnut St., St. Louis, Mo.

FOR ADDITIONAL REAL ESTATE ADS SEE NEXT PAGE.

A CARD.

AS a result of personal attention and proper organization, our business during the year 1905 has increased marvelously. Acting as agents in buying and selling Real Estate, collecting rents, making loans and appraisements and managing estates, we are, with the compliments of the season, Yours for "results,"

McNAIR & HARRIS REALTY CO.

L. G. McNAIR, President.

F. R. HARRIS, Vice President.

JOHN S. CARTER, Treasurer.

L. W. DAY, Secretary.

COMPLIMENTS OF THE SEASON.....

CONRAD CRAFT JR. REALTY CO.,

8 N. EIGHTH ST., St. Louis, Mo.

Telephone, Kinloch C 1408. NOTARY PUBLIC.

REAL ESTATE BOUGHT AND SOLD.

MONEY TO LOAN. RENTS COLLECTED.

Real Estate Appraised, Fire and Tornado Insurance Placed.

Each department of our business has the personal attention of an officer of the company.

Wm. Booth & Co.,

(Wm. Booth Proprietor.)

Real Estate Agents,

Money to Loan at Lowest Rates.

805 Chestnut Street.

Dissatisfied Property Owners

Who are thinking of changing their agents are invited to call on or send for us in regard to the handling of their real estate for sale, lease, rent collecting, etc.

HAYDEL REALTY CO.,

Established 1840.

109 N. Seventh St.

PAUL JONES & CO.

Do a General Real Estate Business,

NEGOTIATE SALES,

MAKE LOANS,

COLLECT RENTS.

HAVE ALSO A

LAND DEPARTMENT.

708 LOCUST STREET.

JAS. M. FRANCISCUS

CHAR. C. KINZ.

Jas. M. Franciscus & Co.,

703 Chestnut Street,

REG TO ANNOUNCE TO THEIR CLIENTS AND PATRONS A MOST SUCCESSFUL YEAR, AND DESIRE TO

Extend a Very Happy and Prosperous New Year to All.

WE SOLICIT RENT COLLECTIONS, LOANS, SALE AND PURCHASE OF REAL ESTATE, AND GUARANTEE TO GIVE BEST RESULTS.

Happy New Year

To all of our clients, property owners contemplating making changes in agents for collecting rents, selling, buying, leasing or borrowing money on real estate, will do well to give us a trial.

Prior & Hartig.

616 Chestnut Street.